

Municipality of Lakeshore – Report to Council

Operations

Public Works



To: Mayor and Members of Council
From: Jeff Wilson, Division Leader – Public Works
Date: August 19, 2024
Subject: Tender Award – 2024 Public Works Salt Storage Facility

Recommendation

Award the tender for construction of a new salt facility to Britespan Building Systems of Ontario Inc. in the amount of \$240,000 including applicable HST; and

Award the placement of the asphalt perimeter for the new salt shed to Quinlan Inc. in the amount of \$40,094 including applicable HST; and

Approve the overage in the amount of \$65,818, including applicable HST to complete the new salt shed (including site works), as presented at the September 24, 2024 Council meeting.

Strategic Objectives

The following Strategic Objective is applicable to this report:

3c) Modernizing and Enhancing Municipal Functions - Continue investment in modernized services, including the integration of current best practices and automation, by engaging in service transformation and process mapping

Background

The salt facility at the Public Works, East Shop has been identified to be well beyond its useful life and is in poor condition. This structure was originally built by the former Township of Rochester and is in excess of 40 years old.

The existing salt facility is also undersized, as the current storage capacity is approximately 500 tonnes and does not provide for proper salt management.

Council approved a budget in the amount of \$285,000 for a new salt facility in the 2022 budget.

There have been delays in bringing this facility to construction including the requirement to complete a storm water management plan for the site that meets current standards to manage stormwater runoff.

Comments

The proposed salt structure is a concrete pad to accommodate a 64 ft x 84 ft building with 8-foot-high exterior walls. This building includes an engineered fabric cover and an approximate storage volume of 3000 tonnes. This new salt facility will provide the required storage.

The proposed structure is an Apex building with a 25-year warranty on the fabric.

The approach for this project was to deliver a cost-effective structure by separating the building construction from the outlying perimeter asphalt as well as utilizing in house resources to complete the required site works to help mitigate costs.

If this report is approved as presented, the building could be completed in early December 2024 (weather permitting).

Financial Impacts

Below is a breakdown of the costs associated with the individual project components:

1) Building Structure

The following two (2) Contractors provided pricing for the building structure through the LAS Municipal buying group program:

Tenderer	Price (excluding HST)	Price (including non- refundable HST)
Britespan Building Systems of Ontario Inc	\$ 235,849	\$240,000
Avon Building Solutions Ltd.	\$ 243,640	\$247,929

2) Asphalt Perimeter

The following four (4) Contractors provided bids through Bids & Tenders to complete the asphalt perimeter:

Tenderer	Price (excluding HST)	Price (including non- refundable HST)
Quinlan Inc	\$ 39,400	\$40,094
Springside paving Ltd	\$ 48,500	\$49,354
Diponti Paving Inc	\$ 58,000.00	\$59,021
Shepley Excavating & Road Maintenance Ltd.	\$72,200.00	\$73,471

3) Site Work & Associated Consulting Costs

The following is the costs associated with site works that will be completed in house:

Description	Price (excluding HST)	Price (including non- refundable HST)
Granular Base	\$ 25,000	\$25,440
Drainage	\$ 24,500	\$24,932
Consulting & Testing	\$ 20,000	\$20,352
Total	\$69,500	\$70,723.00

The following table provides a summary of the total project costs and applicable budget impact:

Description	Tenderer	Total Cost (including applicable HST)	Budget/ Funding
Building Structure	Britespan Building Systems of Ontario Inc.	\$240,000	\$250,000
Asphalt Perimeter	Quinlan Inc.	\$40,094	
Site Work	Public Works staff	\$50,372	
Consultant & Testing		\$20,352	\$35,000
Total Project Cost		\$350,818	
2022 Total Approved Budget/Funding			\$285,000
Total Surplus/(Deficit)		(\$65,818)	

Administration is confident the Contractors included in this report have the experience and equipment to complete this project.

Administration recommends that Council award Britespan Building Systems of Ontario Inc. in the amount of \$240,000, including applicable HST, for the construction of the salt facility and award Quinlan Inc. in the amount of \$40,094, including applicable HST, to complete the perimeter asphalt and that Council approve the overage of \$65,618 to complete the project in its entirety. Administration is recommending that the shortfall in funding be provided by the Facilities reserve. The balance of the Facilities reserve at the end of 2023 is \$2,406,415 and is forecasted to be \$1,336,215 at the end of 2024.

Report Approval Details

Document Title:	Tender Award - Public Works East Salt Shed.docx
Attachments:	
Final Approval Date:	Sep 17, 2024

This report and all of its attachments were approved and signed as outlined below:

Prepared by Jeff Wilson

Submitted by Krystal Kalbol

Approved by the Corporate Leadership Team